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**S-4386**  
**FARM HOUSE FRATERNITY ASSOCIATION SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**June 27, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by Clinton Taylor, appointed representative of the fraternity board, and represented by Jim Pence of the Schneider Corporation, is seeking primary approval to replat two lots and a part of a third into one lot, all on 0.53 acres, located at the northwest corner of State and Russell Streets, in West Lafayette, Wabash 19 (NW) 23-4.

**AREA ZONING PATTERNS:**

The site is zoned R3W as is all surrounding lots within this three-block wide section of West Lafayette. Land adjacent to the west and south is part of the Purdue University campus and as such has no zoning classification.

An ABZA case was filed for this property for the March public hearing; that case has been continued until the July 24<sup>th</sup> BZA meeting to provide time to have these lots replatted into a single lot. The request is for four variances: to increase the building height from 14' to 39'; to reduce parking spaces from 42 to 32; to reduce the vegetative coverage from 30% to 25.8%; and to allow a front setback of 4' from State Street instead of the required 60'.

**AREA LAND USE PATTERNS:**

The property is the location of the Farm House Fraternity and also includes a house that fronts on Russell Street to the north. Petitioner plans to raze both buildings and construct a new fraternity in their place.

**TRAFFIC AND TRANSPORTATION:**

State Street is an urban primary arterial based on the adopted *Thoroughfare Plan*. The required 40' half-width right-of-way is already in place. There is also an existing 40' half-width right-of-way on Russell Street, although as an urban local street, only 25' is required. Because both rights-of-way already exist, no dedication of right-of-way (or mortgage release) is needed.

The City of West Lafayette is not requiring the platting of a "no vehicular access" statement. There is an existing driveway off of Russell used by the single-family house, but the fraternity has no plans to utilize this drive. The fraternity will continue to use an access easement on the west side of the property that leads through an adjacent parking lot, to First Street to the north.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The site is served by city sewer and water; no new utility easements will be needed. An existing sewer easement that extends across the center of the property has never been used and will be removed. Drainage is approved by the city during the building permit stage.

**CONFORMANCE WITH UZO REQUIREMENTS:**

The lot meets ordinance standards for lot width and area. Setbacks shown are correct; however if the front setback variance is approved by the ABZA, the varied front setback needs to be shown on the final plat.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required (and possibly varied) building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.
4. The existing unused sewer easement needs to be vacated by city council or through any appropriate means.